

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:			PJs in State: 14				
% of Funds Committed	97.58 %	97.48 %	9	96.45 %	67	59	
% of Funds Disbursed	89.72 %	91.62 %	12	87.93 %	56	48	
Leveraging Ratio for Rental Activities	6.16	7.09	1	4.73	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	85.74 %	92.95 %	11	83.38 %	38	26	
% of Completed CHDO Disbursements to All CHDO Reservations***	78.18 %	80.81 %	8	70.15 %	64	58	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	98.46 %	93.22 %	3	80.67 %	100	91	
% of 0-30% AMI Renters to All Renters***	70.66 %	62.95 %	5	45.30 %	100	87	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.79 %	98.93 %	10	95.32 %	53	49	
Overall Ranking:			In State: 8 / 14		Nationally: 95 90		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$36,723	\$25,299		\$26,635	910 Units	11.80 %	
Homebuyer Unit	\$36,157	\$19,916		\$14,938	297 Units	3.80 %	
Homeowner-Rehab Unit	\$14,827	\$20,569		\$20,675	263 Units	3.40 %	
TBRA Unit	\$687	\$1,763		\$3,216	6,248 Units	81.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Seattle WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

0.4 %

1.1 %

R.S. Means Cost Index: 1.02

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	42.3	63.3	65.0	0.0	Single/Non-Elderly:	63.4	56.6	25.1	0.0
Black/African American:	36.3	13.1	24.3	0.0	Elderly:	13.2	1.3	49.0	0.0
Asian:	2.7	8.8	0.0	0.0	Related/Single Parent:	15.1	16.2	11.0	0.0
American Indian/Alaska Native:	2.7	0.7	0.8	0.0	Related/Two Parent:	6.3	20.2	11.0	0.0
Native Hawaiian/Pacific Islander:	0.2	0.0	0.0	0.0	Other:	2.1	5.7	1.5	0.0
American Indian/Alaska Native and White:	0.2	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.4	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.2	0.0	0.0	0.0					
Other Multi Racial:	0.5	2.7	0.0	0.0					
Asian/Pacific Islander:	4.5	6.4	7.6	0.0					
ETHNICITY:									
Hispanic	9.8	5.1	2.3	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	72.1	54.5	61.2	0.0	Section 8:	53.6	0.0 [#]		
2 Persons:	11.2	15.2	20.2	0.0	HOME TBRA:	0.0			
3 Persons:	7.1	12.5	8.0	0.0	Other:	7.8			
4 Persons:	4.3	10.8	6.1	0.0	No Assistance:	38.6			
5 Persons:	2.5	4.0	3.0	0.0					
6 Persons:	1.9	1.7	0.8	0.0					
7 Persons:	0.7	1.0	0.4	0.0					
8 or more Persons:	0.2	0.3	0.4	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				86

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Seattle State: WA Group Rank: 95
 (Percentile)
 State Rank: 8 / 14 PJs Overall Rank: 90
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	85.74	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	78.18	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	98.46	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	98.79	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	1.59	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

